

**September 14, 2009 Minutes of  
Special Meeting  
Bigfork Land Use Advisory Committee  
DRAFT**

Committee members present: John Bourquin, Gary Ridderhoff, Darrel Coverdell, Paul Guerrant, Shelley Gonzales, Al Johnson.

Chairman Gonzales called the meeting to order at 4:00 p.m. The agenda was adopted with the amendment of postponing approval of the previous minutes until the next regular meeting. (m/xc Bourquin/Ridderhoff)

**ADMINISTRATOR'S REPORT:**

A. Sign-in sheet with email address to receive a copy of draft minutes. Draft minutes are posted on the WEB at [bigforksteering.org](http://bigforksteering.org). Agenda is posted on the Flathead County Planning Office website: [flathead.mt.gov/](http://flathead.mt.gov/)

**NEW BUSINESS:**

**A. Letter to Commissioners:** Copies of the draft letter to the Commissioners (attached) was studied by BLUAC members. John Bourquin moved the letter be presented to the three Commissioners as drafted. Guerrant seconded the motion. Motion carried unanimously.

**Gonzales:** Noted there was a misunderstanding regarding the 30-day comment period. The previous action by the Commissioners was to allow posting/public notice of the meeting on September 16, 2009. There should be a 30-day comment period following the meeting on the 16<sup>th</sup>.

**Johnson:** I've spoken to Jeff Harris regarding the Administrative Conditional Use provision. He agreed this would be a good alternative to the zone change. Johnson will deliver the letter to the Commissioners on Tuesday, September 15, 2009. Johnson, Bourquin and Guerrant will speak at the Commissioner's meeting September 16<sup>th</sup>.

**Pat Wagner:** She has collected approximately 50 signatures supporting the Conditional Use Permit (CUP) alternative. Johnson will carry the petitions to the Commission.

**Guerrant:** What happens if applicant doesn't want a CUP?

**Johnson:** If so, it would seem to indicate there are ulterior motives to the stated uses in the application. Either way, the applicant should have the opportunity to consider the less drastic alternative.

**Gonzales:** I spoke with Glen Gray, Flathead Sanitation Dept., who indicated there were problems with septic systems in that area due to lack of percolation in the sandy soil. If their motive is to subdivide for industrial uses with 7,500 sq. ft. lots, it is likely the subdivision would require a community sewer system, which is extremely costly.

**Guerrant:** The best we can do is offer the alternative since we cannot contact the applicant directly due to their law suit against the County.

**PUBLIC COMMENT:**

**Craig Wagner:** The reason septic systems do not percolate in that area is the dense sand and no gravel. He also introduced Jasmine Linabary, the new Editor of the Bigfork Eagle.

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**Pat Wagner:** Informed BLUAC she had received an email from Debra Healy expressing interest in developing her property at 428 and 448 Electric Avenue in Bigfork. She is asking for guidance in that development. She was directed to give Healy the information about the Bigfork Survey and the availability of the Bigfork Neighborhood Plan at the Flathead County Planning Office.

Meeting was adjourned at 4:40 p.m.

Sue Hanson  
BLUAC Secretary